HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: July 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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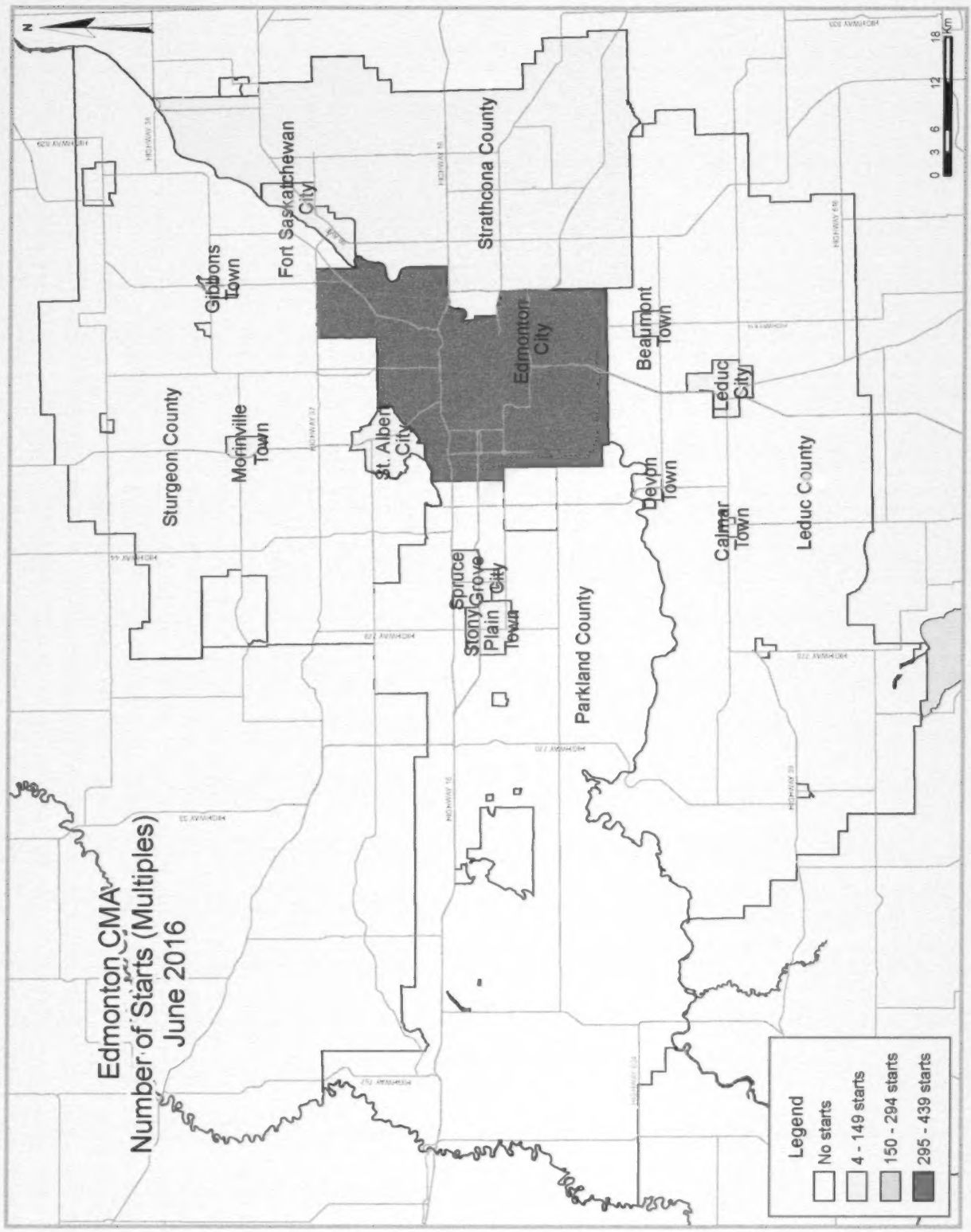
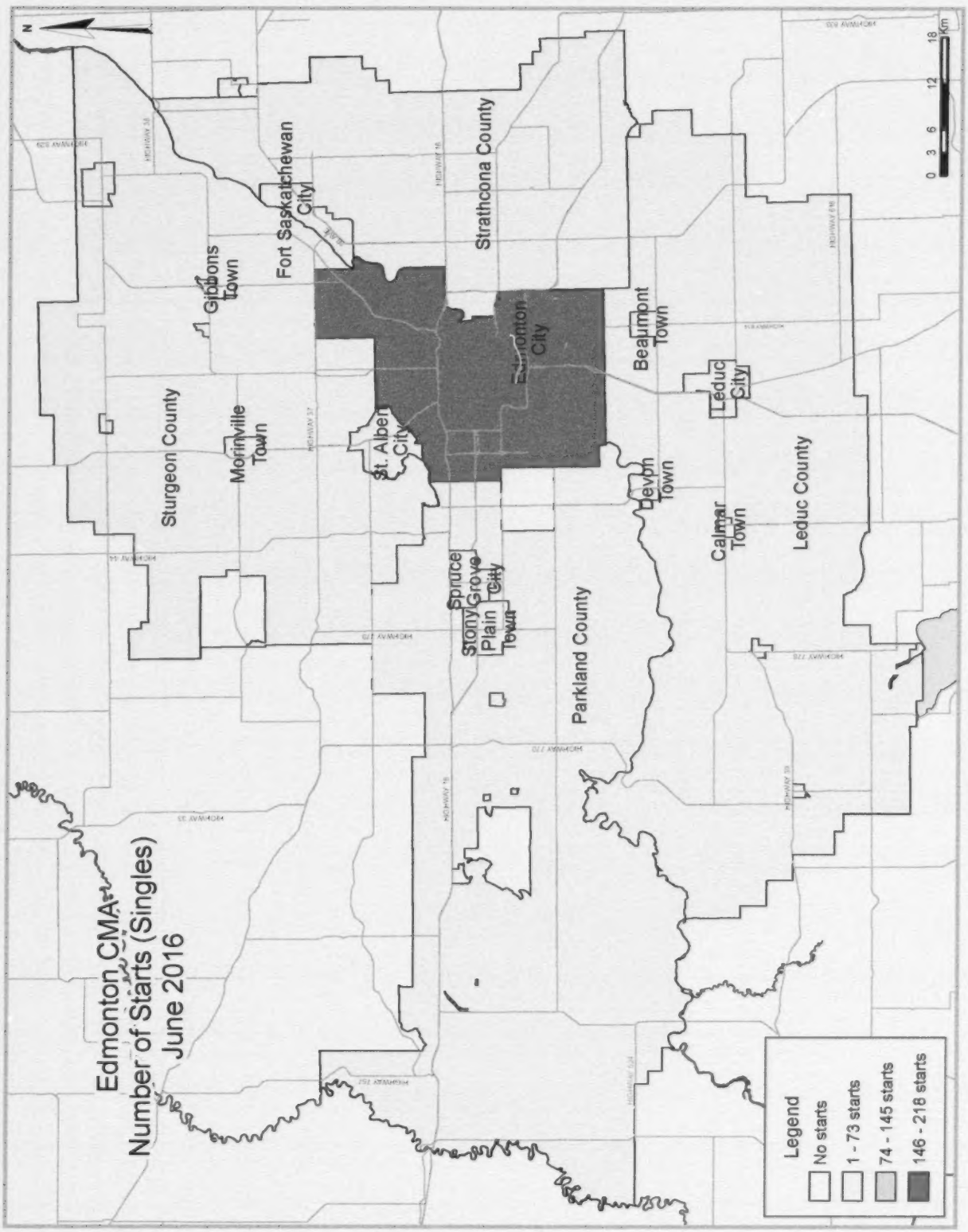
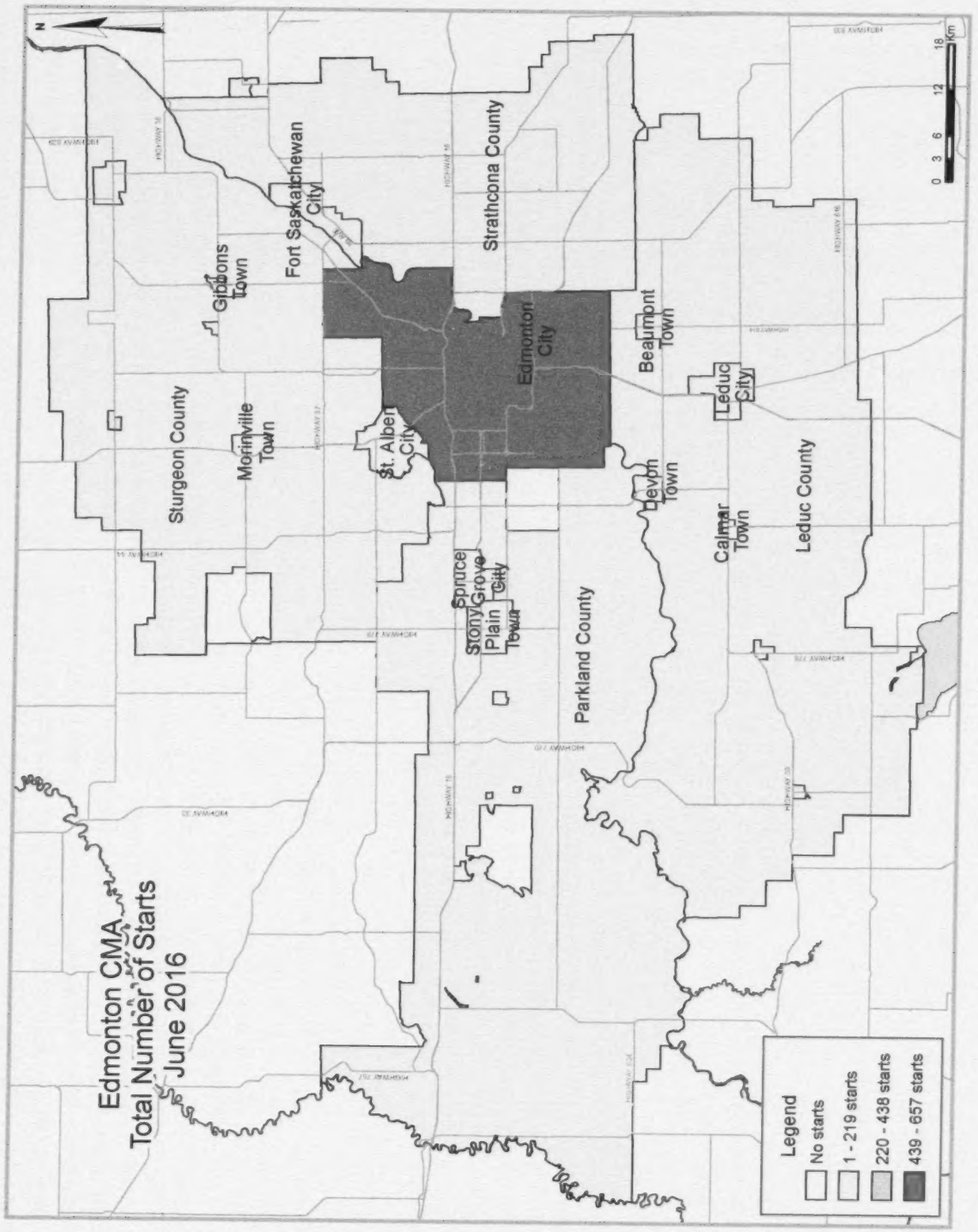
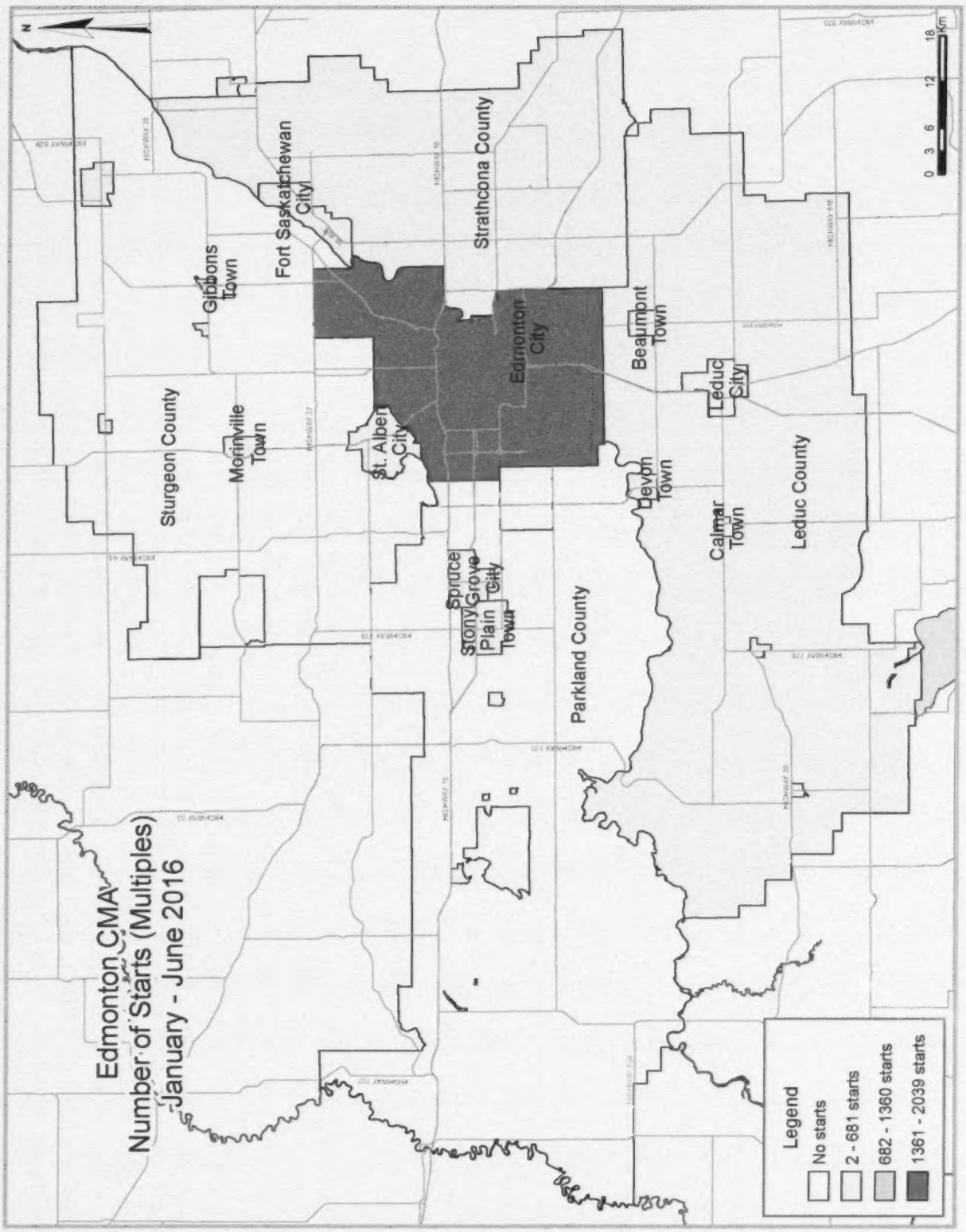
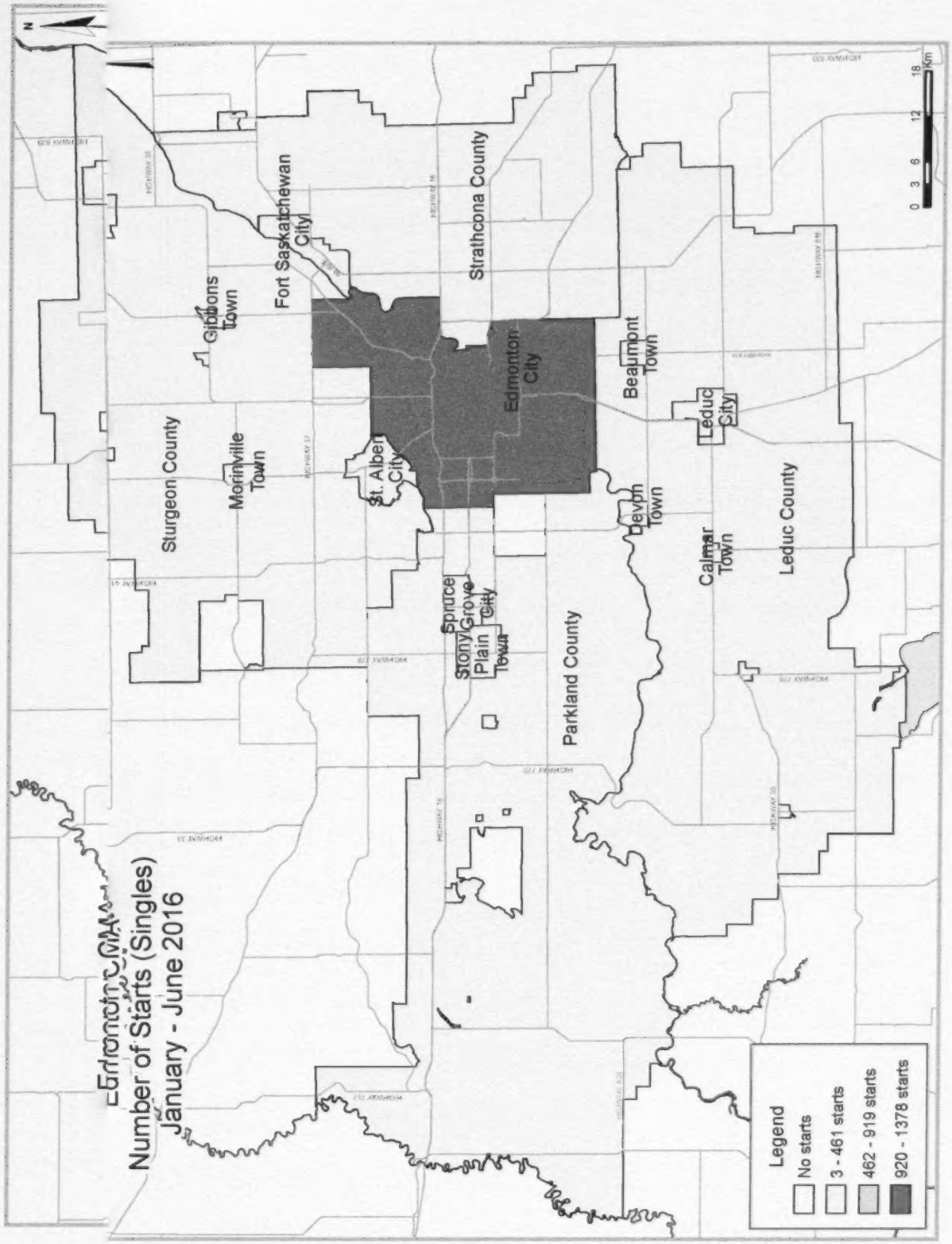
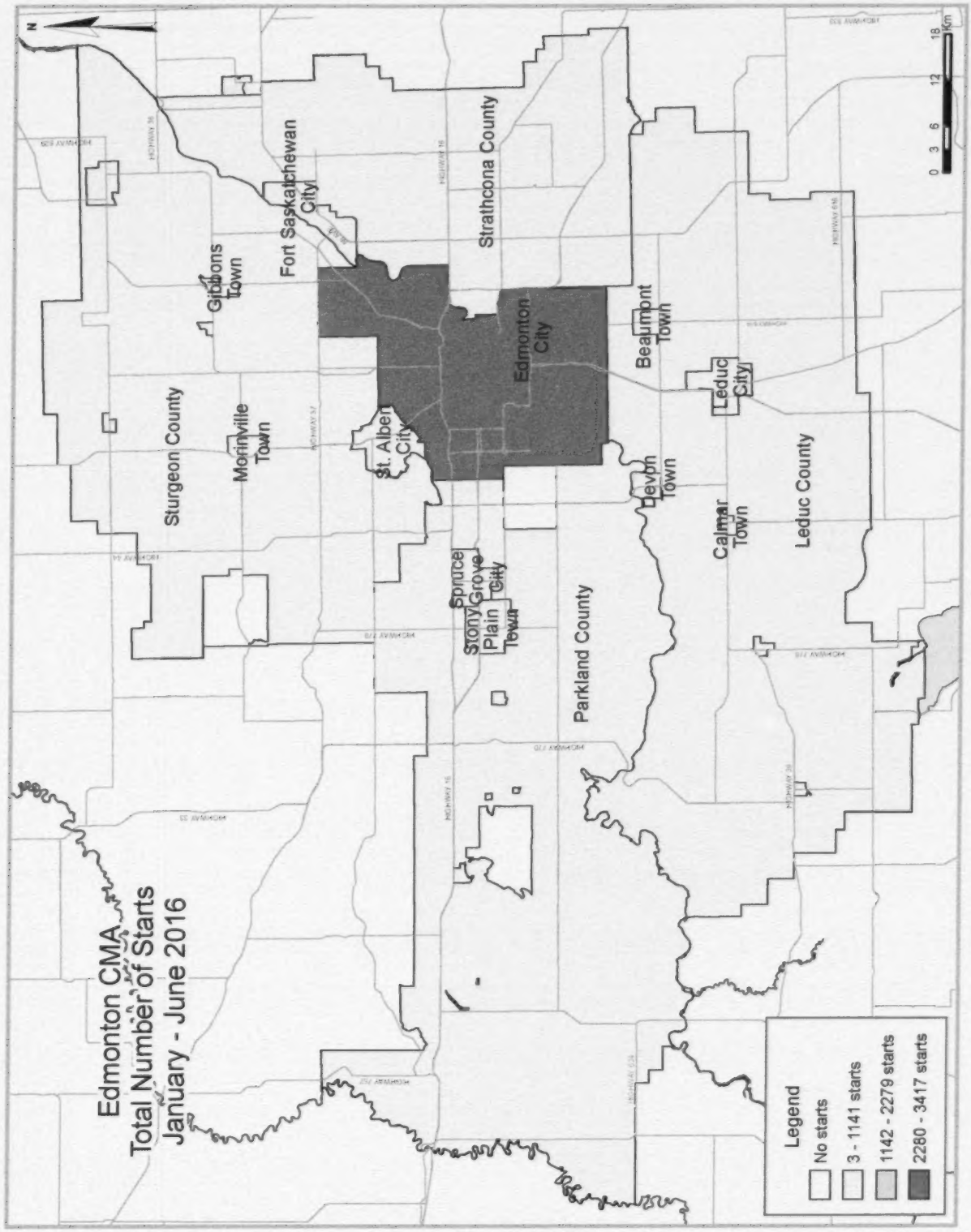

Edmonton CMA
Number of Starts (Multiples)
June 2016
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
4 - 149 starts
150 - 294 starts
295 - 439 starts


Edmonton CMA
Number of Starts (Singles)
June 2016
Legend
No starts
1 - 73 starts
74 - 145 starts
146 - 218 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 km


Edmonton CMA
Total Number of Starts
June 2016
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 219 starts
220 - 438 starts
439 - 657 starts


Edmonton CMA
Number of Starts (Multiples)
January - June 2016
Legend
No starts
2 - 681 starts
682 - 1360 starts
1361 - 2039 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - June 2016
Legend
No starts
3 - 461 starts
462 - 919 starts
920 - 1378 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - June 2016
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
3 - 1141 starts
1142 - 2279 starts
2280 - 3417 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2016		
Edmonton CMA[1]	May 2016	June 2016
Trend[2]	10,046	10,166
SAAR	9,733	10,155
	June 2015	June 2016
Actual		
June - Single-Detached	553	335
June - Multiples	784	541
June - Total	1,337	876
January to June - Single-Detached	3,020	1,879
January to June - Multiples	6,321	3,058
January to June - Total	9,341	4,937

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2016	334	224	27	1	50	40	20	180	876
June 2015	552	252	55	1	50	356	71	0	1,337
% Change	-39.5	-11.1	-50.9	0.0	0.0	-88.8	-71.8	n/a	-34.5
Year-to-date 2016	1,876	912	203	3	363	916	115	549	4,937
Year-to-date 2015	3,011	1,224	386	9	693	2,607	82	1,329	9,341
% Change	-37.7	-25.5	-47.4	-66.7	-47.6	-64.9	40.2	-58.7	-47.1
UNDER CONSTRUCTION									
June 2016	2,480	1,136	354	5	707	4,418	390	2,604	12,094
June 2015	4,288	1,736	535	7	1,081	5,479	137	3,162	16,425
% Change	-42.2	-34.6	-33.8	-28.6	-34.6	-19.4	184.7	-17.6	-26.4
COMPLETIONS									
June 2016	413	198	22	0	121	371	100	116	1,341
June 2015	621	232	35	2	53	488	32	56	1,519
% Change	-33.5	-14.7	-37.1	-100.0	128.3	-24.0	**	107.1	-11.7
Year-to-date 2016	2,729	1,190	194	3	490	1,093	206	1,835	7,740
Year-to-date 2015	3,404	1,142	190	10	511	1,028	76	1,173	7,534
% Change	-19.8	4.2	2.1	-70.0	-4.1	6.3	171.1	56.4	2.7
COMPLETED & NOT ABSORBED									
June 2016	798	433	53	2	176	405	n/a	n/a	1,867
June 2015	600	255	22	0	74	200	n/a	n/a	1,151
% Change	33.0	69.8	140.9	n/a	137.8	102.5	n/a	n/a	62.2
ABSORBED									
June 2016	495	229	37	0	84	310	n/a	n/a	1,155
June 2015	628	211	31	3	39	489	n/a	n/a	1,401
% Change	-21.2	8.5	19.4	-100.0	115.4	-36.6	n/a	n/a	-17.6
Year-to-date 2016	2,702	1,152	189	1	350	997	n/a	n/a	5,391
Year-to-date 2015	3,325	1,115	113	11	489	984	n/a	n/a	6,037
% Change	-18.7	3.3	67.3	-90.9	-28.4	1.3	n/a	n/a	-10.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
June 2016	217	144	19	1	36	40	20	180	657
June 2015	395	194	45	0	38	312	52	0	1,036
Beaumont Town									
June 2016	8	6	0	0	0	0	0	0	14
June 2015	10	0	0	0	0	8	0	0	18
Devon Town									
June 2016	1	0	0	0	0	0	0	0	1
June 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
June 2016	14	14	4	0	0	0	0	0	32
June 2015	25	16	0	0	0	0	19	0	60
Leduc City									
June 2016	6	8	0	0	0	0	0	0	14
June 2015	21	4	10	0	12	0	0	0	47
Leduc County									
June 2016	10	0	0	0	0	0	0	0	10
June 2015	4	0	0	0	0	0	0	0	4
Morinville Town									
June 2016	2	8	0	0	0	0	0	0	10
June 2015	0	0	0	0	0	0	0	0	0
Parkland County									
June 2016	12	0	0	0	0	0	0	0	12
June 2015	17	0	0	0	0	0	0	0	17
Spruce Grove City									
June 2016	12	18	4	0	7	0	0	0	41
June 2015	9	22	0	0	0	36	0	0	67
St. Albert City									
June 2016	11	4	0	0	5	0	0	0	20
June 2015	11	4	0	0	0	0	0	0	15
Stony Plain Town									
June 2016	8	4	0	0	0	0	0	0	12
June 2015	6	6	0	0	0	0	0	0	12
Strathcona County									
June 2016	18	18	0	0	2	0	0	0	38
June 2015	34	6	0	1	0	0	0	0	41
Sturgeon County									
June 2016	13	0	0	0	0	0	0	0	13
June 2015	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
June 2016	2	0	0	0	0	0	0	0	2
June 2015	6	0	0	0	0	0	0	0	6
First Nations									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
June 2016	334	224	27	1	50	40	20	180	876
June 2015	552	252	55	1	50	356	71	0	1,337

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
June 2016	1,668	832	245	5	615	3,600	227	2,035	9,227
June 2015	2,862	1,252	487	4	902	4,830	52	2,585	12,974
Beaumont Town									
June 2016	110	20	7	0	0	8	0	0	145
June 2015	93	18	10	0	0	8	0	0	129
Devon Town									
June 2016	3	2	0	0	0	0	0	0	5
June 2015	6	0	0	0	0	0	0	0	6
Fort Saskatchewan City									
June 2016	54	58	12	0	0	0	39	48	211
June 2015	148	118	0	0	9	0	73	48	396
Leduc City									
June 2016	86	40	12	0	23	0	4	90	255
June 2015	178	72	27	0	24	160	8	104	573
Leduc County									
June 2016	79	4	3	0	0	0	0	0	86
June 2015	105	0	0	0	0	0	0	0	105
Morinville Town									
June 2016	16	8	0	0	0	3	0	36	63
June 2015	56	10	3	0	8	0	0	36	113
Parkland County									
June 2016	89	0	0	0	0	0	0	0	89
June 2015	124	2	0	0	0	0	0	0	126
Spruce Grove City									
June 2016	72	68	64	0	32	96	38	0	370
June 2015	185	154	4	0	46	104	0	104	597
St. Albert City									
June 2016	89	50	0	0	25	517	11	0	692
June 2015	110	30	0	0	42	137	0	188	507
Stony Plain Town									
June 2016	30	18	3	0	8	138	71	66	334
June 2015	68	28	0	0	16	12	0	0	124
Strathcona County									
June 2016	108	32	4	0	4	56	0	325	529
June 2015	203	50	0	3	34	228	0	93	611
Sturgeon County									
June 2016	52	0	0	0	0	0	0	0	52
June 2015	99	0	0	0	0	0	0	0	99
Remainder of the CMA									
June 2016	24	4	4	0	0	0	0	4	36
June 2015	51	2	4	0	0	0	4	4	65
First Nations									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
June 2016	2,480	1,136	354	5	707	4,418	390	2,604	12,094
June 2015	4,288	1,736	535	7	1,081	5,479	137	3,162	16,425

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
June 2016	289	138	19	0	100	371	11	53	981
June 2015	450	180	20	2	26	488	3	0	1,169
Beaumont Town									
June 2016	10	12	3	0	0	0	65	63	153
June 2015	8	10	0	0	0	0	0	0	18
Devon Town									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
June 2016	1	12	0	0	13	0	20	0	46
June 2015	12	8	4	0	4	0	0	0	28
Leduc City									
June 2016	17	2	0	0	0	0	0	0	19
June 2015	24	14	11	0	9	0	29	0	87
Leduc County									
June 2016	11	0	0	0	0	0	0	0	11
June 2015	21	0	0	0	0	0	0	0	21
Morinville Town									
June 2016	1	0	0	0	0	0	0	0	1
June 2015	6	0	0	0	0	0	0	0	6
Parkland County									
June 2016	12	0	0	0	0	0	0	0	12
June 2015	15	2	0	0	0	0	0	0	17
Spruce Grove City									
June 2016	18	24	0	0	6	0	0	0	48
June 2015	24	10	0	0	0	0	0	0	34
St. Albert City									
June 2016	13	8	0	0	0	0	0	0	21
June 2015	19	6	0	0	0	0	0	0	25
Stony Plain Town									
June 2016	7	2	0	0	0	0	0	0	9
June 2015	11	2	0	0	4	0	0	0	17
Strathcona County									
June 2016	15	0	0	0	2	0	0	0	17
June 2015	15	0	0	0	10	0	0	56	81
Sturgeon County									
June 2016	18	0	0	0	0	0	0	0	18
June 2015	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
June 2016	1	0	0	0	0	0	4	0	5
June 2015	4	0	0	0	0	0	0	0	4
First Nations									
June 2016	0	0	0	0	0	0	0	0	0
June 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
June 2016	413	198	22	0	121	371	100	116	1,341
June 2015	621	232	35	2	53	488	32	56	1,519

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
June 2016	488	247	29	2	110	345	n/a	n/a	1,221
June 2015	306	142	12	0	31	168	n/a	n/a	659
Beaumont Town									
June 2016	27	14	9	0	0	0	n/a	n/a	50
June 2015	28	0	0	0	0	0	n/a	n/a	28
Devon Town									
June 2016	2	0	0	0	0	0	n/a	n/a	2
June 2015	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
June 2016	50	41	3	0	12	0	n/a	n/a	106
June 2015	49	15	3	0	4	0	n/a	n/a	71
Leduc City									
June 2016	58	15	4	0	3	0	n/a	n/a	80
June 2015	54	15	0	0	2	0	n/a	n/a	71
Leduc County									
June 2016	10	0	0	0	0	0	n/a	n/a	10
June 2015	5	0	0	0	0	0	n/a	n/a	5
Morinville Town									
June 2016	11	8	0	0	0	0	n/a	n/a	19
June 2015	6	0	0	0	0	0	n/a	n/a	6
Parkland County									
June 2016	7	0	0	0	0	0	n/a	n/a	7
June 2015	6	3	0	0	0	0	n/a	n/a	9
Spruce Grove City									
June 2016	44	65	5	0	7	27	n/a	n/a	148
June 2015	43	39	1	0	10	32	n/a	n/a	125
St. Albert City									
June 2016	37	17	0	0	5	0	n/a	n/a	59
June 2015	35	10	0	0	1	0	n/a	n/a	46
Stony Plain Town									
June 2016	27	18	2	0	10	0	n/a	n/a	57
June 2015	27	21	6	0	5	0	n/a	n/a	59
Strathcona County									
June 2016	28	8	0	0	25	33	n/a	n/a	94
June 2015	36	10	0	0	21	0	n/a	n/a	67
Sturgeon County									
June 2016	3	0	0	0	0	0	n/a	n/a	3
June 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
June 2016	6	0	1	0	4	0	n/a	n/a	11
June 2015	4	0	0	0	0	0	n/a	n/a	4
First Nations									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
June 2016	798	433	53	2	176	405	n/a	n/a	1,867
June 2015	600	255	22	0	74	200	n/a	n/a	1,151

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
June 2016	329	165	28	0	70	310	n/a	n/a	902
June 2015	452	155	12	2	18	489	n/a	n/a	1,128
Beaumont Town									
June 2016	10	8	1	0	0	0	n/a	n/a	19
June 2015	10	10	0	0	0	0	n/a	n/a	20
Devon Town									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
June 2016	12	14	1	0	5	0	n/a	n/a	32
June 2015	17	8	1	1	2	0	n/a	n/a	29
Leduc City									
June 2016	29	6	7	0	0	0	n/a	n/a	42
June 2015	25	13	11	0	8	0	n/a	n/a	57
Leduc County									
June 2016	11	0	0	0	0	0	n/a	n/a	11
June 2015	20	0	0	0	0	0	n/a	n/a	20
Morinville Town									
June 2016	7	2	0	0	0	0	n/a	n/a	9
June 2015	5	0	0	0	0	0	n/a	n/a	5
Parkland County									
June 2016	11	0	0	0	0	0	n/a	n/a	11
June 2015	15	1	0	0	0	0	n/a	n/a	16
Spruce Grove City									
June 2016	28	25	0	0	5	0	n/a	n/a	58
June 2015	26	13	7	0	1	0	n/a	n/a	47
St. Albert City									
June 2016	15	5	0	0	0	0	n/a	n/a	20
June 2015	20	3	0	0	0	0	n/a	n/a	23
Stony Plain Town									
June 2016	4	2	0	0	2	0	n/a	n/a	8
June 2015	9	7	0	0	4	0	n/a	n/a	20
Strathcona County									
June 2016	19	2	0	0	2	0	n/a	n/a	23
June 2015	15	1	0	0	6	0	n/a	n/a	22
Sturgeon County									
June 2016	18	0	0	0	0	0	n/a	n/a	18
June 2015	12	0	0	0	0	0	n/a	n/a	12
Remainder of the CMA									
June 2016	2	0	0	0	0	0	n/a	n/a	2
June 2015	2	0	0	0	0	0	n/a	n/a	2
First Nations									
June 2016	0	0	0	0	0	0	n/a	n/a	0
June 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
June 2016	495	229	37	0	84	310	n/a	n/a	1,155
June 2015	628	211	31	3	39	489	n/a	n/a	1,401

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Edmonton City	218	395	150	202	69	127	220	312	657	1,036	-36.6
Beaumont Town	8	10	6	0	0	0	0	8	14	18	-22.2
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	14	25	14	16	4	19	0	0	32	60	-46.7
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	6	21	8	4	0	22	0	0	14	47	-70.2
Leduc County	10	4	0	0	0	0	0	0	10	4	150.0
Morinville Town	2	0	8	0	0	0	0	0	10	0	n/a
Parkland County	12	17	0	0	0	0	0	0	12	17	-29.4
Spruce Grove City	12	9	18	22	11	0	0	36	41	67	-38.8
St. Albert City	11	11	4	4	5	0	0	0	20	15	33.3
Stony Plain Town	8	6	4	6	0	0	0	0	12	12	0.0
Strathcona County	18	35	20	6	0	0	0	0	38	41	-7.3
Sturgeon County	13	14	0	0	0	0	0	0	13	14	-7.1
Remainder of the CMA	2	6	0	0	0	0	0	0	2	6	-66.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	335	553	232	260	89	168	220	356	876	1,337	-34.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	1,378	2,140	664	968	531	948	844	3,599	3,417	7,655	-55.4
Beaumont Town	61	57	20	12	4	6	0	8	85	83	2.4
Calmar Town	3	5	0	0	0	4	0	0	3	9	-66.7
Devon Town	3	3	2	0	0	0	0	0	5	3	66.7
Fort Saskatchewan City	42	104	48	102	12	31	48	48	150	285	-47.4
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	46	98	36	34	11	30	0	14	93	176	-47.2
Leduc County	37	55	4	0	3	0	0	0	44	55	-20.0
Morinville Town	10	25	8	10	0	4	0	0	18	39	-53.8
Parkland County	39	68	0	0	0	0	0	0	39	68	-42.6
Spruce Grove City	63	136	58	100	51	14	0	36	172	286	-39.9
St. Albert City	56	78	56	24	24	0	398	16	534	118	**
Stony Plain Town	28	44	14	20	3	4	3	12	48	80	-40.0
Strathcona County	64	136	38	74	0	0	172	199	274	409	-33.0
Sturgeon County	43	55	0	0	0	0	0	0	43	55	-21.8
Remainder of the CMA	6	16	2	0	4	0	0	4	12	20	-40.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	1,879	3,020	950	1,344	643	1,041	1,465	3,936	4,937	9,341	-47.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Edmonton City	49	75	20	52	40	312	180	0
Beaumont Town	0	0	0	0	0	8	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	19	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	22	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	11	0	0	0	0	36	0	0
St. Albert City	5	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	69	97	20	71	40	356	180	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	431	896	100	52	515	2,365	329	1,234
Beaumont Town	4	6	0	0	0	8	0	0
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	5	0	26	0	0	48	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	11	30	0	0	0	0	0	14
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	51	14	0	0	0	36	0	0
St. Albert City	9	0	15	0	398	16	0	0
Stony Plain Town	3	4	0	0	3	12	0	0
Strathcona County	0	0	0	0	0	170	172	29
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	528	959	115	82	916	2,607	549	1,329

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Edmonton City	380	634	77	350	200	52	657	1,036
Beaumont Town	14	10	0	8	0	0	14	18
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	32	41	0	0	0	19	32	60
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	14	35	0	12	0	0	14	47
Leduc County	10	4	0	0	0	0	10	4
Morinville Town	10	0	0	0	0	0	10	0
Parkland County	12	17	0	0	0	0	12	17
Spruce Grove City	34	31	7	36	0	0	41	67
St. Albert City	15	15	5	0	0	0	20	15
Stony Plain Town	12	12	0	0	0	0	12	12
Strathcona County	36	40	2	1	0	0	38	41
Sturgeon County	13	14	0	0	0	0	13	14
Remainder of the CMA	2	6	0	0	0	0	2	6
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	585	859	91	407	200	71	876	1,337

Table 2.5: Starts by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	2,144	3,367	844	3,002	429	1,286	3,417	7,655
Beaumont Town	85	75	0	8	0	0	85	83
Calmar Town	3	5	0	0	0	4	3	9
Devon Town	5	3	0	0	0	0	5	3
Fort Saskatchewan City	102	202	0	9	48	74	150	285
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	90	150	3	12	0	14	93	176
Leduc County	44	55	0	0	0	0	44	55
Morinville Town	18	35	0	4	0	0	18	39
Parkland County	39	68	0	0	0	0	39	68
Spruce Grove City	161	240	11	46	0	0	172	286
St. Albert City	104	102	415	16	15	0	534	118
Stony Plain Town	45	64	3	16	0	0	48	80
Strathcona County	96	184	6	196	172	29	274	409
Sturgeon County	43	55	0	0	0	0	43	55
Remainder of the CMA	12	16	0	0	0	4	12	20
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	2,991	4,621	1,282	3,309	664	1,411	4,937	9,341

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Edmonton City	289	452	154	180	114	49	424	488	981	1,169	-16.1
Beaumont Town	10	8	12	10	68	0	63	0	153	18	**
Calmar Town	0	0	0	0	4	0	0	0	4	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	1	12	12	12	33	4	0	0	46	28	64.3
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	17	24	2	14	0	49	0	0	19	87	-78.2
Leduc County	11	21	0	0	0	0	0	0	11	21	-47.6
Morinville Town	1	6	0	0	0	0	0	0	1	6	-83.3
Parkland County	12	15	0	2	0	0	0	0	12	17	-29.4
Spruce Grove City	18	24	24	10	6	0	0	0	48	34	41.2
St. Albert City	13	19	8	6	0	0	0	0	21	25	-16.0
Stony Plain Town	7	11	2	2	0	4	0	0	9	17	-47.1
Strathcona County	15	15	2	10	0	0	0	56	17	81	-79.0
Sturgeon County	18	12	0	0	0	0	0	0	18	12	50.0
Remainder of the CMA	1	3	0	0	0	0	0	0	1	3	-66.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	413	623	216	246	225	106	487	544	1,341	1,519	-11.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	1,903	2,398	942	880	550	519	2,396	1,842	5,791	5,639	2.7
Beaumont Town	83	80	36	18	71	0	63	0	253	98	158.2
Calmar Town	8	12	0	0	4	0	0	0	12	12	0.0
Devon Town	3	3	2	0	0	0	0	0	5	3	66.7
Fort Saskatchewan City	48	104	58	54	62	4	48	0	216	162	33.3
Gibbons Town	1	4	0	0	0	0	0	0	1	4	-75.0
Leduc City	124	152	28	62	31	101	160	0	343	315	8.9
Leduc County	60	76	0	0	0	0	0	0	60	76	-21.1
Morinville Town	26	30	16	2	0	0	0	0	42	32	31.3
Parkland County	59	68	0	4	0	0	0	0	59	72	-18.1
Spruce Grove City	100	166	108	104	18	34	44	143	270	447	-39.6
St. Albert City	76	103	30	26	44	0	110	72	260	201	29.4
Stony Plain Town	30	40	18	32	12	7	0	0	60	79	-24.1
Strathcona County	129	116	38	50	4	20	107	144	278	330	-15.8
Sturgeon County	68	54	0	0	0	0	0	0	68	54	25.9
Remainder of the CMA	14	10	0	0	8	0	0	0	22	10	120.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	2,732	3,416	1,276	1,232	804	685	2,928	2,201	7,740	7,534	2.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Edmonton City	103	46	11	3	371	488	53	0
Beaumont Town	3	0	65	0	0	0	63	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	13	4	20	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	20	0	29	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	6	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	4	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	56
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	125	74	100	32	371	488	116	56

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	490	509	60	10	1,093	1,028	1,303	814
Beaumont Town	6	0	65	0	0	0	63	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	28	4	34	0	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	31	37	0	64	0	0	160	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	14	34	4	0	0	0	44	143
St. Albert City	5	0	39	0	0	0	110	72
Stony Plain Town	12	7	0	0	0	0	0	0
Strathcona County	4	20	0	0	0	0	107	144
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	8	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	598	611	206	74	1,093	1,028	1,835	1,173

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Edmonton City	446	650	471	516	64	3	981	1,169
Beaumont Town	25	18	0	0	128	0	153	18
Calmar Town	0	0	0	0	4	0	4	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	13	24	13	4	20	0	46	28
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	19	49	0	9	0	29	19	87
Leduc County	11	21	0	0	0	0	11	21
Morinville Town	1	6	0	0	0	0	1	6
Parkland County	12	17	0	0	0	0	12	17
Spruce Grove City	42	34	6	0	0	0	48	34
St. Albert City	21	25	0	0	0	0	21	25
Stony Plain Town	9	13	0	4	0	0	9	17
Strathcona County	15	15	2	10	0	56	17	81
Sturgeon County	18	12	0	0	0	0	18	12
Remainder of the CMA	1	3	0	0	0	0	1	3
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	633	888	492	543	216	88	1,341	1,519

Table 3.5: Completions by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	2,918	3,371	1,510	1,442	1,363	826	5,791	5,639
Beaumont Town	125	98	0	0	128	0	253	98
Calmar Town	8	12	0	0	4	0	12	12
Devon Town	5	3	0	0	0	0	5	3
Fort Saskatchewan City	112	151	22	11	82	0	216	162
Gibbons Town	1	4	0	0	0	0	1	4
Leduc City	177	237	6	14	160	64	343	315
Leduc County	60	76	0	0	0	0	60	76
Morinville Town	42	32	0	0	0	0	42	32
Parkland County	59	72	0	0	0	0	59	72
Spruce Grove City	216	289	6	15	48	143	270	447
St. Albert City	106	115	5	14	149	72	260	201
Stony Plain Town	48	72	12	7	0	0	60	79
Strathcona County	150	140	21	46	107	144	278	330
Sturgeon County	68	54	0	0	0	0	68	54
Remainder of the CMA	18	10	4	0	0	0	22	10
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	4,113	4,736	1,586	1,549	2,041	1,249	7,740	7,534

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
June 2016	44	13.7	97	30.1	90	28.0	40	12.4	51	15.8	322	520,000	599,158
June 2015	46	10.3	103	23.0	124	27.7	85	19.0	90	20.1	448	555,000	607,721
Year-to-date 2016	229	12.4	507	27.5	580	31.4	243	13.2	286	15.5	1,845	530,000	591,759
Year-to-date 2015	234	10.0	551	23.6	698	29.9	362	15.5	487	20.9	2,332	550,000	632,886
Beaumont Town													
June 2016	5	50.0	2	20.0	2	20.0	1	10.0	0	0.0	10	415,000	446,570
June 2015	2	20.0	3	30.0	4	40.0	1	10.0	0	0.0	10	502,500	491,866
Year-to-date 2016	25	33.8	27	36.5	17	23.0	5	6.8	0	0.0	74	427,500	447,566
Year-to-date 2015	13	18.8	24	34.8	18	26.1	13	18.8	1	1.4	69	500,000	502,803
Calmar Town													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	0	0
Year-to-date 2015	9	75.0	1	8.3	2	16.7	0	0.0	0	0.0	12	0	399,783
Devon Town													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
Fort Saskatchewan City													
June 2016	0	0.0	11	91.7	1	8.3	0	0.0	0	0.0	12	450,000	450,075
June 2015	3	16.7	12	66.7	0	0.0	1	5.6	2	11.1	18	450,000	489,750
Year-to-date 2016	11	16.7	35	53.0	16	24.2	2	3.0	2	3.0	66	460,000	473,644
Year-to-date 2015	19	18.4	48	46.6	19	18.4	10	9.7	7	6.8	103	472,500	500,209
Gibbons Town													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
June 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2015	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	0	0
Leduc City													
June 2016	12	41.4	13	44.8	3	10.3	0	0.0	1	3.4	29	420,000	446,446
June 2015	5	20.0	8	32.0	8	32.0	2	8.0	2	8.0	25	500,000	502,047
Year-to-date 2016	36	30.8	52	44.4	19	16.2	5	4.3	5	4.3	117	432,500	466,747
Year-to-date 2015	43	30.5	53	37.6	34	24.1	7	5.0	4	2.8	141	440,000	461,368
Leduc County													
June 2016	4	36.4	1	9.1	1	9.1	1	9.1	4	36.4	11	570,000	578,298
June 2015	6	30.0	2	10.0	3	15.0	4	20.0	5	25.0	20	595,000	537,904
Year-to-date 2016	10	18.9	11	20.8	9	17.0	8	15.1	15	28.3	53	600,000	593,586
Year-to-date 2015	17	22.1	15	19.5	13	16.9	10	13.0	22	28.6	77	570,000	571,185
Morinville Town													
June 2016	4	57.1	3	42.9	0	0.0	0	0.0	0	0.0	7	0	396,386
June 2015	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	0	0
Year-to-date 2016	16	69.6	7	30.4	0	0.0	0	0.0	0	0.0	23	0	383,589
Year-to-date 2015	17	68.0	6	24.0	1	4.0	1	4.0	0	0.0	25	0	404,635

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
June 2015	1	20.0	0	0.0	0	0.0	1	20.0	3	60.0	5	0	0
Year-to-date 2016	2	20.0	0	0.0	1	10.0	1	10.0	6	60.0	10	0	0
Year-to-date 2015	2	7.4	2	7.4	0	0.0	5	18.5	18	66.7	27	800,000	932,777
Spruce Grove City													
June 2016	4	14.3	17	60.7	4	14.3	3	10.7	0	0.0	28	470,000	471,019
June 2015	2	7.7	11	42.3	8	30.8	1	3.8	4	15.4	26	500,000	540,167
Year-to-date 2016	19	16.8	53	46.9	24	21.2	11	9.7	6	5.3	113	475,000	491,543
Year-to-date 2015	35	20.6	58	34.1	49	28.8	18	10.6	10	5.9	170	490,000	501,903
St. Albert City													
June 2016	0	0.0	2	13.3	3	20.0	7	46.7	3	20.0	15	625,000	657,837
June 2015	0	0.0	2	10.0	6	30.0	6	30.0	6	30.0	20	627,500	667,041
Year-to-date 2016	0	0.0	10	13.5	15	20.3	26	35.1	23	31.1	74	650,000	685,629
Year-to-date 2015	0	0.0	10	10.4	21	21.9	19	19.8	46	47.9	96	700,000	704,504
Stony Plain Town													
June 2016	0	0.0	2	50.0	0	0.0	0	0.0	2	50.0	4	0	0
June 2015	3	33.3	3	33.3	2	22.2	0	0.0	1	11.1	9	0	547,848
Year-to-date 2016	3	11.1	13	48.1	2	7.4	4	14.8	5	18.5	27	0	516,567
Year-to-date 2015	9	31.0	11	37.9	6	20.7	0	0.0	3	10.3	29	0	474,975
Strathcona County													
June 2016	0	0.0	3	15.8	10	52.6	2	10.5	4	21.1	19	540,000	644,053
June 2015	0	0.0	3	21.4	9	64.3	0	0.0	2	14.3	14	587,500	643,143
Year-to-date 2016	1	0.8	33	25.6	43	33.3	17	13.2	35	27.1	129	545,000	681,929
Year-to-date 2015	2	1.9	21	20.4	42	40.8	7	6.8	31	30.1	103	575,000	759,864
Sturgeon County													
June 2016	6	33.3	1	5.6	2	11.1	4	22.2	5	27.8	18	595,000	679,444
June 2015	3	27.3	1	9.1	2	18.2	4	36.4	1	9.1	11	590,000	484,545
Year-to-date 2016	17	26.2	6	9.2	7	10.8	10	15.4	25	38.5	65	600,000	717,000
Year-to-date 2015	6	12.5	10	20.8	12	25.0	8	16.7	12	25.0	48	590,000	612,196
Remainder of the CMA													
June 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
June 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	8	72.7	0	0.0	0	0.0	2	18.2	1	9.1	11	0	0
Year-to-date 2015	6	75.0	0	0.0	0	0.0	1	12.5	1	12.5	8	0	0
First Nations													
June 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
June 2016	80	16.8	152	31.9	116	24.3	59	12.4	70	14.7	477	510,000	582,179
June 2015	77	12.6	149	24.3	166	27.1	105	17.1	116	18.9	613	540,000	589,985
Year-to-date 2016	388	14.8	755	28.8	733	28.0	334	12.8	409	15.6	2,619	520,000	582,050
Year-to-date 2015	413	12.7	813	25.1	916	28.2	461	14.2	642	19.8	3,245	540,000	612,857

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2016						
Submarket	June 2016	June 2015	% Change	YTD 2016	YTD 2015	% Change
Edmonton City	599,158	607,721	-1.4	591,759	632,886	-6.5
Beaumont Town	446,570	491,866	-9.2	447,566	502,803	-11.0
Calmar Town	-	-	n/a	-	399,783	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	450,075	489,750	-8.1	473,644	500,209	-5.3
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	446,446	502,047	-11.1	466,747	461,368	1.2
Leduc County	578,298	537,904	7.5	593,586	571,185	3.9
Morinville Town	396,386	-	n/a	383,589	404,635	-5.2
Parkland County	-	-	n/a	-	932,777	n/a
Spruce Grove City	471,019	540,167	-12.8	491,543	501,903	-2.1
St. Albert City	657,837	667,041	-1.4	685,629	704,504	-2.7
Stony Plain Town	-	547,848	n/a	516,567	474,975	8.8
Strathcona County	644,053	643,143	0.1	681,929	759,864	-10.3
Sturgeon County	679,444	484,545	40.2	717,000	612,196	17.1
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	582,179	589,985	-1.3	582,050	612,857	-5.0

Source: CMHC (Market Absorption Survey)

Figure 1: MLS® Residential Average Price for Edmonton

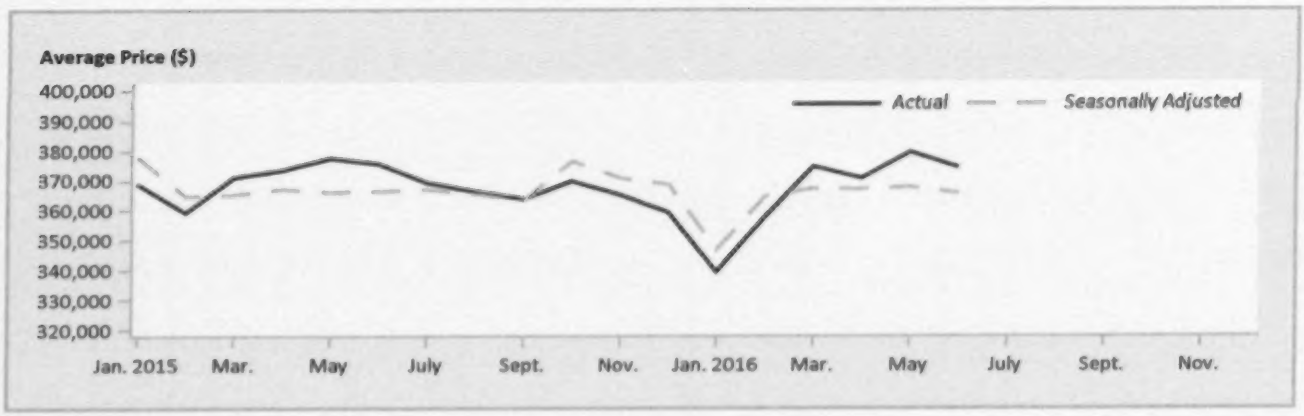


Figure 2: MLS® Residential Sales for Edmonton

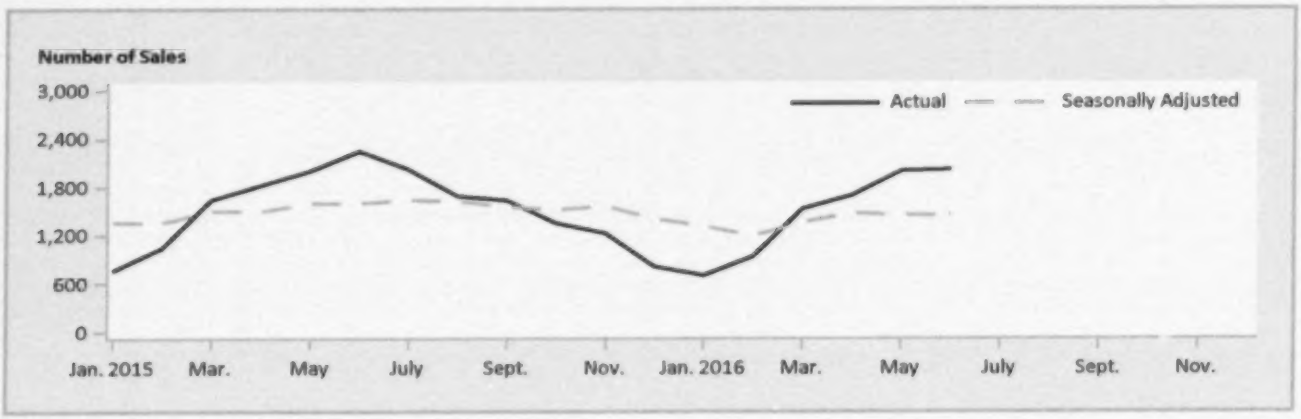
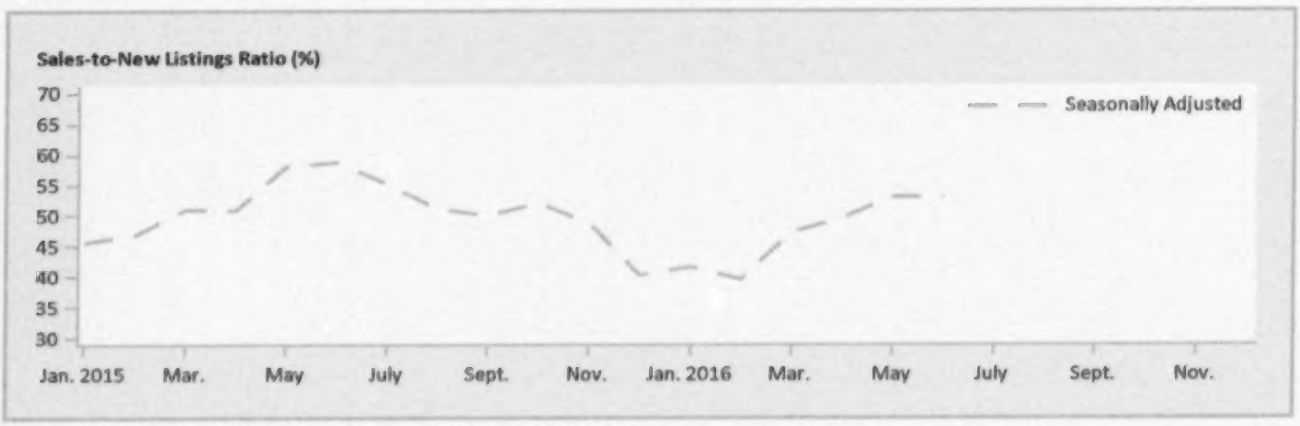


Figure 3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
June 2016

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	91.4	130.5	749	4.9	72.4	1,056
	February	567	2.89	4.74	91.6	131.6	753	5.0	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	754	5.4	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	753	5.9	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	752	6.3	73.2	1,103
	June	561	2.89	4.64	91.5	134.1	754	5.9	72.9	1,113
	July	561	2.89	4.64	91.5	134.1	755	5.7	72.6	1,115
	August	561	2.89	4.64	91.5	134.7	758	5.6	72.7	1,109
	September	561	2.89	4.64	91.5	134.4	762	6.0	73.3	1,105
	October	561	2.89	4.64	91.8	134.8	769	6.1	73.9	1,105
	November	561	3.14	4.64	91.7	134.5	775	6.2	74.4	1,099
	December	561	3.14	4.64	91.7	133.2	776	6.3	74.5	1,103
2016	January	561	3.14	4.64	91.7	133.4	777	6.5	74.7	1,098
	February	561	3.14	4.64	91.7	133.3	778	6.8	75.0	1,108
	March	561	3.14	4.64	91.7	134.7	782	6.9	75.3	1,113
	April	561	3.14	4.64	91.7	135.0	784	7.0	75.5	1,127
	May	561	3.14	4.64	91.7	135.4	781	7.0	75.1	1,130
	June	561	3.14	4.64		136.2	772	7.0	74.1	1,136
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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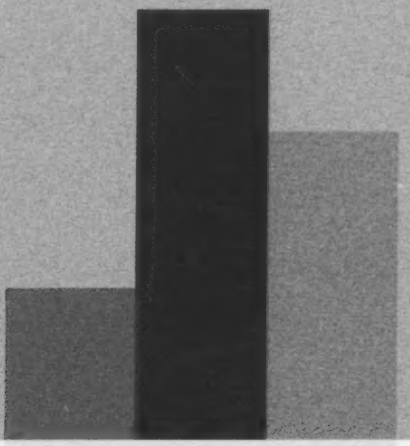

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